WARRANTY DEED

BOOK 4167 PAGE 787

Address New Owner

J. R. & M. Company
222 - 14th Avenue North
Nashville, Tennessee

Send Tax Bills To:

J. R. & M. Company
222 - 14th Avenue North
Nashville, Tennessee

Map-Parcel Numbers
Map. 92-8
Par. 316
pw

Prepared by E. J. Walsh
801 Commerce Union Bank
Nashville, Tennessee

FOR AND IN CONSIDERATION OF THE SUM OF TEN THOUSAND FIVE HUNDRED $10,500) DOLLARS, cash in hand paid by JAMES N. STANSELL, RUSSELL A. STANSELL, and MARVIN W. STANSELL, doing business as the J. R. & M. COMPANY, the receipt of which is hereby acknowledged, I, E. J. WALSH, EXECUTOR UNDER THE WILL OF MARY J. CAMPION, ACTING UNDER AND PURSUANT TO THE POWER AND AUTHORITY VESTED IN ME BY THE WILL OF MARY J. CAMPION, DECEASED, which Will is of record in Will Book 88, Page 88, in the office of the Probate Court of Davidson County, Tennessee, HAVE BARGAINED AND SOLD, and by these presents do transfer and convey, unto the said JAMES N. STANSELL, RUSSELL A. STANSELL, and MARVIN W. STANSELL, doing business as the J. R. & M. COMPANY, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being lot No. 43 in the Hynes Addition to Nashville, described as follows:

Beginning on the western margin of Hardee Street or 14th Avenue North, about 160 feet south of Cedar Street at the southerly intersection of an alley, and thence southwardly along the western margin of Hardee Street, now 14th Avenue North, 52 feet 10 inches to a point in the western margin of Hardee Street (14th Avenue North); thence westwardly and parallel with said alley, 140 feet to an alley in the rear; thence northwardly along said last mentioned alley 60 feet to the first mentioned alley; thence eastwardly along the southern margin of the said first mentioned alley, 137 feet, more or less, to the beginning.

Said property was conveyed to Mary Campion by deed from John Campion, et al, of record in Book 871, Page 538, Register's Office for said County, and devised to her by Will of Carrie C. Campion, deceased, of record in Will Book 72, Page 162, Probate Court for said County, the said Mary Campion having since died testate.
The taxes for 1967 are assumed and will be paid by the Grantees.

This is unimproved property, known as 315 14th Avenue, North, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said

PAID SEP 6 1967
SEP 6 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

STATE TAX $ 15.75
PRIVATE $ 50
TOTAL $ 16.25

JAMES N. STANSELL, RUSSELL A. STANSELL, and MARVIN W. STANSELL, doing business as the J. R. & M. COMPANY, their heirs and assigns, forever. And I, E. J. Walsh, Executer under the Will of Mary J. Campion, do covenent, as Executor, with the said Grantees that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, E. J. Walsh, Executer under the Will of Mary J. Campion, do further covenant and bind myself as Executor but not otherwise, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND THIS THE 24 DAY OF AUGUST, 1967.

E. J. Walsh, Executor under the Will of Mary J. Campion

STATE OF TENNESSEE,)
COUNTY OF DAVIDSON:)

Personally appeared before me, Dorothy C. Carson, a Notary Public in and for said County and State, the within named E. J. Walsh, Executer under the Will of Mary J. Campion, the bargainer, with whom I am personally acquainted, and who acknowledged that he as such Executer executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24 day of August, 1967.

Dorothy C. Carson
Notary Public

My Commission expires May 24, 1970.

86824

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 6 9 09 AM '67
NOTE BOOK 117 PAGE 254
RECORDING FEE $ 3.00
DEP. REG. m

